



## Apartment Two-bedroom (3+1)

Sold

99 m<sup>2</sup>, Prague 3, Žižkov, Baranova





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|                  |                   |
|------------------|-------------------|
| Total area       | 99 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | E                 |
| Reference number | 100785            |

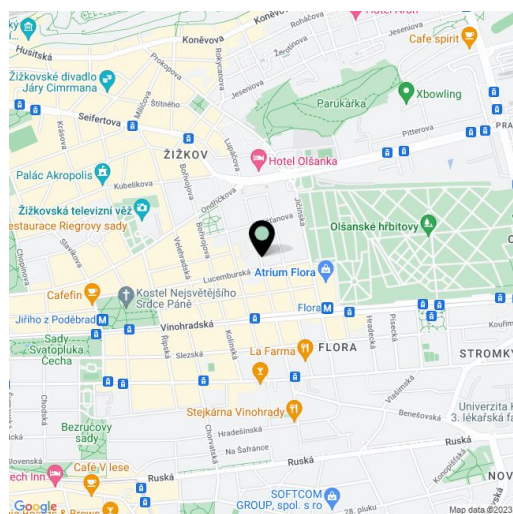
**This spacious apartment requiring complete renovation is set on the 2nd floor of a well-maintained apartment building located on a quiet one-way street near the Flora metro station and Jiřího z Poděbrad Square.**

The current layout, which can easily be changed during its renovation, consists of 3 rooms, a kitchen, a spacious bathroom, a separate toilet, a storage room, and a large entrance hall. The windows overlook a **quiet courtyard with mature trees.**

The interior is intended for complete reconstruction. In 3 rooms there are nice **original parquet floors** that can be refurbished; the interior doors are also original. The apartment is supplied with gas (for heating and cooking). The apartment includes **2 cellar storage units**. The building is in good condition, with an **elevator**, a newly repaired facade, and a security entrance door.

The location is ideal for **pleasant family living**, there are several kindergartens and children's groups nearby, 2 elementary schools, **high schools**, and the university **campus of the University of Economics** is within walking distance. Nearby are restaurants, cafes, trendy **bistros** and **artisan bakeries**, a post office, a large shopping center, and smaller shops. Regular **farmer's markets** are held on Jiřího z Poděbrady Square. The district offers plenty of options for walking with a stroller or dog, for example to the **revitalized park on Žižkovo Square, Parukářka Park, or Mahlerový Sady Garden**. There is also a **sports center with a swimming pool** nearby. The ride to the city center takes only a few minutes by metro or tram from the nearby stops.

Floor area 99 m<sup>2</sup> (including cellar).



\* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.

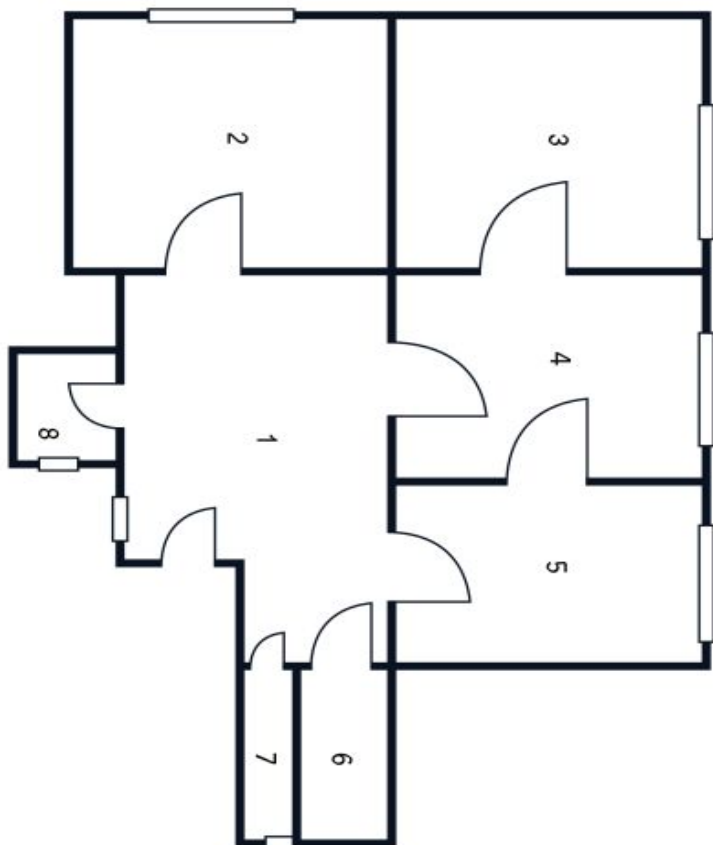


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- 1 Hala
- 2 Kuchyň
- 3 Pokoj 1
- 4 Pokoj 2
- 5 Pokoj 3
- 6 Koupelna
- 7 Spíž
- 8 WC



Plánek je pouze ilustrativní, proporce místnosti nemusí odpovídat.